

COMMENT SET 1



February 18, 2004

Mr. Eric E. Gillies
California State Lands Commission
Division of Environmental Planning and Management
100 Howe Avenue, Suite 100-South
Sacramento, CA 95825-8202

RE: PRC-421 Pier Removal Project: Draft EIR

Dear Mr. Gillies,

The Santa Barbara County Air Pollution Control District (APCD) has reviewed the January 2004 DEIR for this project. We offer the following comments.

1. The DEIR states that ARCO will need to obtain permits for the marine vessel engines and equipment used to demolish the pier and haul the columns and debris to Long Beach. As a point of clarification, please note that in our letter to the SLC dated November 3, 2003, we indicated that there are specific circumstances under which permits would not be required.
2. On page 4.2-8, second paragraph, the DEIR correctly states that the APCD's adopted significance criteria would apply to this project. However, in direct contradiction, Section 4.2.5.2 states that, "these values do not apply to this short-term project". Please note that the APCD does not regard this project as short-term construction but rather as a "deconstruction" project and the significance criteria would apply.
3. As discussed in our letter dated May 29, 2002 to Mr. Kirk Walker of the SLC, the significance of the emissions are determined by comparing peak daily "deconstruction" emissions to the significance criteria. Since peak daily emissions were not included in the draft EIR, this document will not be adequate to support any APCD's permitting activities for the pier removal project.

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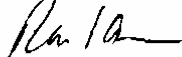
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Thank you for the opportunity to comment on the DEIR for this project. Please Mr. Brian Shafritz, Engineering Supervisor (805.961.8823) if you have questions about the APCD permit process. I can be reached at 805-961-8812.

Sincerely,



Ron Tan
Air Quality Engineer
Technology and Environmental Assessment Division

cc: Terry Dressler
TEA Chron File

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Commenting Party: Santa Barbara County Air Pollution Control District (SBCAPCD), Ron Tan, Air Quality Engineer, Technology and Environmental Assessment Division

Date of Comment(s): February 18, 2004

Responses to Comment(s):

1-1. Comment acknowledged.

1-2 As pointed out by the APCD comment, the Revised Project includes both a demolition and construction component and warrants modification of Section 4.2 (please see errata pages). The demolition portion of the project includes mobilization of equipment to the site, anchoring of the barge, removal of the pier remnant topsides, removal of seafloor debris, toppling of the columns, and follow-up recovery of debris. The construction portion of the project includes driving of the piles, installation of the bird roost platforms, placement of quarry rock, follow-up survey work, removal of anchors, and demobilization of equipment from the site. These basic steps are identified in Appendix S of the Draft EIR.

Section 4.2.5.2 of the Draft EIR lists quantitative thresholds for determining impact significance. These apply to the demolition portion of the Revised Project. Emissions associated with demolition activities are presented in the attached tables (pages 13-17 for all equipment; pages 26-29 for non-exempt equipment only). The applicant provided these tables as part of the original application submittal. As noted, estimated maximum daily emissions for demolition activities would be below the significance criteria of 240 lbs/day for NO_x and ROCs and below the significance criteria of 80 ppm for PM₁₀. Therefore, emissions associated with demolition work would be less than significant.

The APCD's Scope and Content of Air Quality Sections in Environmental Documents provides that "Quantitative thresholds are not currently in place for short-term (construction) emissions." Accordingly, the 25 tons per year threshold from Rule 202.F was appropriately used to determine the significance of short-term construction emissions associated with installation of the bird roosts and creation of the hard bottom habitat. Estimated construction emissions are well below this threshold and are therefore not considered significant.

1-3 Peak daily emissions are included in Appendix S of the Final EIR. The set of tables titled "CEQA Maximum Daily Emissions Summary" and "Daily CEQA Emissions" includes emissions for all demolition-related activities. The set of tables titled "APCD Maximum Daily Emissions Summary" and "Daily APCD Emissions" reflects demolition-related emissions associated with non-exempt equipment only. APCD's permitting action would be based on the latter set.